



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

MARCH 14, 2018

9:00 A.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Kathleen Goo, Commission Secretary

CALL TO ORDER

Ms. Reardon called the meeting to order at 9:00 a.m.

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Kathleen Kennedy, Associate Planner
Tony Boughman, Assistant Planner
Kathleen Goo, Commission Secretary

I. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

No requests.

- B. Announcements and appeals.

Ms. Reardon announced that the Staff Hearing Officer's decision to not revoke the Storefront Collective Dispensary Permit for 118 N. Milpas Street has been appealed by a neighbor, and is scheduled for review by the Planning Commission on April 5, 2018.

- C. Comments from members of the public pertaining to items not on this agenda.

No public comment.

II. CONSENT ITEMS**ACTUAL TIME: 9:01 A.M.****A. APPLICATION OF LONNIE NELSON, APPLICANT FOR MIKHAIL MESHKOV, 107 COOPER ROAD, APN 041-341-006, E-3/S-D-3 ZONES, LOCAL COASTAL PROGRAM AND LAND USE PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2017-00790 & CDP2017-00013)**

The project includes conversion of an existing 364 square foot detached garage to an accessory dwelling unit pursuant to Government Code 65852.2. An uncovered parking space is proposed in the existing driveway, and interior alterations to add permanent cooking and bathing facilities are proposed. The existing 1,209 square foot single-unit residence on the 8,256 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone and E-3 zone would remain unaltered.

The project is located within the Non-Appealable Jurisdiction of the City's Coastal Zone and because the new ADU is detached from the main residence, a Coastal Development Permit is required pursuant to Coastal Commission Memorandum dated April 18, 2017 (New Accessory Dwelling Unit Legislation).

The discretionary application required for this project is a Coastal Development Permit (CDP2017-00013) for a secondary dwelling unit (SBMC §28.44).

Pursuant to SBMC 28.44.110, when a proposed development only involves the addition of a secondary dwelling unit to an existing single-family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendar days after notice has been provided. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The decision will be the final action of the City (i.e., not appealable).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, New Construction or Conversion of Small Structures.

Tony Boughman, Assistant Planner, was present and available to answer questions.

Mikhail Meshkov, Owner, was present and available to answer questions.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

ACTION:**Assigned Resolution No. 012-18**

Approved the Coastal Development Permit, making the findings outlined in the Staff Report dated February 7, 2018, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated February 7, 2018.

ACTUAL TIME: 9:04 A.M.

B. APPLICATION OF JARRETT GORIN, AGENT FOR 803 NORTH MILPAS STREET LLC, 803 NORTH MILPAS STREET, APN 031-042-028, C-G COMMERCIAL GENERAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2006-00510)

Request for a one-year time extension of the Tentative Subdivision Map approved by the City Council on March 23, 2010 for 803 North Milpas Street. The extension is being requested pursuant to SBMC §27.07.110. The approved Map would have expired on March 23, 2018; however, the time extension request was received prior to the expiration date. Staff is recommending that the Staff Hearing Officer approve a one-year time extension to March 23, 2019.

Kathleen Kennedy, Associate Planner, was present and available to answer questions.

Jarrett Gorin, Applicant, was present and available to answer questions.

Ms. Reardon announced that she read the Staff Report for the proposed project.

ACTION: **Assigned Resolution No. 013-18**
Approved the one-year Time Extension of the Tentative Subdivision Map, making the findings as outlined in the Staff Report dated March 7, 2018.

Said approval is subject to the original conditions of approval in Planning Commission Resolution No. 043-09, dated November 5, 2009.

ACTUAL TIME: 9:05 A.M.

C. APPLICATION OF JARRETT GORIN, AGENT FOR 803 NORTH MILPAS STREET LLC, 817 NORTH MILPAS STREET, APN 031-042-022, C-G COMMERCIAL GENERAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2005-00667)

Request for a one-year time extension of the Tentative Subdivision Map approved by the Planning Commission on March 15, 2007 for 817 North Milpas Street. The extension is being requested pursuant to SBMC §27.07.110. The approved Map would have expired on March 15, 2018; however, the time extension request was received prior to the expiration date. Staff is recommending that the Staff Hearing Officer approve a one-year time extension to March 15, 2019.

Kathleen Kennedy, Associate Planner, was present and available to answer questions.

Jarrett Gorin, Applicant, was present and available to answer questions.

Ms. Reardon announced that she read the Staff Report for the proposed project.

ACTION:

Assigned Resolution No. 014-18

Approved the one-year Time Extension of the Tentative Subdivision Map, making the findings as outlined in the Staff Report dated March 7, 2018.

Said approval is subject to the original conditions of approval in Planning Commission Resolution No. 013-07, dated March 15, 2007.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:07 a.m.

Submitted by,



Kathleen Goo, Commission Secretary